



Sixth Avenue | Blyth | NE24 2SX

**Offers in Excess Of £100,000**



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ROOK  
MATTHEWS  
SAYER

**Three/Four Bedroom Extended  
Semi**

**Gas Heating, Fibre to Premises  
Broadband**

**Fourth Bedroom Downstairs**

**Mains Water, Sewage and  
Electricity**

**Off Street Parking For Two Cars**

**Freehold, Council Tax Band A,  
Epc Rating D**

**Downstairs W.C and Utility Room**

**For any more information regarding the property please contact us today**

This attractive and spacious four bedroom semi-detached home is located in a popular and well-established area of Blyth, offering comfortable and versatile accommodation ideal for families or those seeking flexible living space. Externally, the property benefits from well-maintained front and rear gardens, providing pleasant outdoor areas for relaxation and entertaining, along with off-street parking to the front for two cars. Upon entering the property, you are welcomed into a bright entrance hallway which sets the tone for the rest of the home. The cosy lounge provides a warm and inviting space to relax, while the generously sized kitchen diner offers an excellent area for family meals and social gatherings, with ample room for dining furniture. Adjacent to the kitchen is a useful utility area, helping to keep household tasks neatly tucked away, as well as a convenient downstairs WC. In addition, there is a versatile ground-floor room currently arranged as a fourth bedroom, which could equally be used as a home office, playroom or additional reception room depending on individual needs. To the first floor, the property offers three well-proportioned bedrooms, each providing comfortable accommodation with plenty of natural light. Completing the upper floor is a newly fitted family bathroom, finished to a modern standard and designed to suit everyday family life. Overall, this well-located home combine's practical living space with a desirable setting, making it a fantastic opportunity for a wide range of buyers. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

**PROPERTY DESCRIPTION:**

**ENTRANCE:** Double glazed entrance door, staircase to first floor and composite door

**DOWNSTAIRS BEDROOM FOUR:** 7'39 x 12'72, (3.87m x 2.25m), double glazed window and radiator.

**DOWNSTAIRS CLOAKS/W.C.:** low level WC and radiator,

**LOUNGE:** (front): 12'6 x 18'0, (3.81m x 5.49m), double glazed window to front, gas fireplace, laminate flooring and radiator.

**KITCHEN:** 17'83 x 8'56, (5.43m x 2.61m), fitted with a range of wall and base units, work surfaces, electric cooker point, gas cooker point, space for washing machine and tumble dryer, double glazed window and double glazed door to rear.

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**FIRST FLOOR LANDING AREA:** double glazed window to side, loft access above which is boarded for storage.

**FAMILY BATHROOM:** white three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c tiled floor, part tiling to walls, double frosted window to front.

**BEDROOM ONE:** (rear): 11'11 x 10'0, (3.63m x 3.05m), double glazed window to rear and radiator.

**BEDROOM TWO:** (front): 10'11 x 11'2, (3.33m x 3.41m), double glazed window to front and radiator.

**BEDROOM THREE:** (rear): 8'1 x 6'9, (2.46m x 2.06m), double glazed window to rear and radiator.

**EXTERNALLY:** to the front is laid mainly to lawn, driveway providing off street parking. To the rear is laid mainly to lawn with a paved area.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

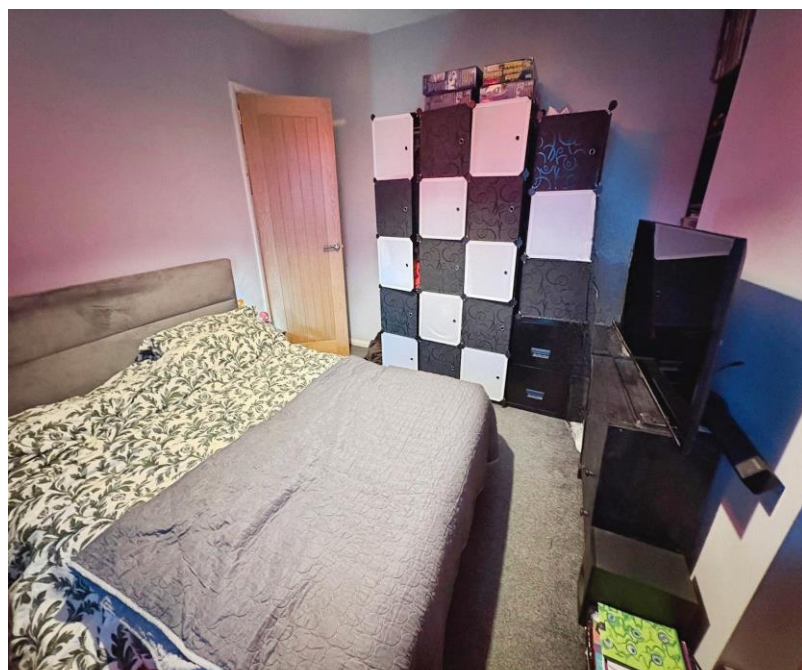
#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** A

**EPC RATING:** D

BL00011358.AJ.BH.22/12/2025.V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## EPC RATING

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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